

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: WAPELLO  
Local Government Number: 58G562

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAPELLO FARMERS ELEVATOR URBAN RENEWAL	58002	5

**TIF Debt Outstanding: 1,641,096**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	11,642	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	329,099
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>329,099</b>

Rebate Expenditures:	286
Non-Rebate Expenditures:	319,415
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>319,701</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	21,040	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,300,355**

## Urban Renewal Area Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL  
 UR Area Number: 58002

UR Area Creation Date: 10/1995

UR Area Purpose: To allow city leaders to encourage public/private investment in economic activities through the creation of a TIF District and assist in the creation of a better quality of life.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM	58062	58063	525,005
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM	58064	58065	6,480,047
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM	58066	58067	312,578
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	58074	58075	1,945,054
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	58076	58077	4,013

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	532,527	8,902,120	6,233,184	2,115,406	0	-16,668	17,766,569	0	17,766,569
Taxable	319,160	4,701,794	6,233,184	2,115,406	0	-16,668	13,352,876	0	13,352,876
Homestead Credits									54

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **11,642** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 329,099  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 329,099**

Rebate Expenditures: 286  
 Non-Rebate Expenditures: 319,415  
 Returned to County Treasurer: 0  
**Total Expenditures: 319,701**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **21,040** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

### Midwest Rod Rebate

Description:	Development Agreement with Midwest Rod & Restoration
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Industrial Park Strom Sewer Improvemnent Project

Description:	Strom Sewer Industrial Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Odessa Subdivision Improvement Project (Phase 2)

Description:	Water, Storm Sewer and Sanitary Sewer South 5th
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### 2010 5th Street Paving Improvement Project

Description:	Street Odessa
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Mulberry Street Improvement Project

Description:	Street Patricks
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Patrick's Subdivision Storm Sewer Improvement Project

Description:	Storm Sewer Patricks
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### 2009 Laurel Dr & Spruce Dr Paving Improvement Project

Description:	Steet Patricks
Classification:	Residential property (classified residential)
Physically Complete:	Yes

Payments Complete:	No
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## Commerce Dr Sewer Extension

Description:	Sewer Commerce Dr.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Garden Park Sanitary Sewer

Description:	Sanitary Sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Linden Street

Description:	Water, Sanitary & Streets
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

### Sewer Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	228,539
Interest:	0
Total:	228,539
Annual Appropriation?:	No
Date Incurred:	11/26/2007
FY of Last Payment:	2018

### Midwest Rod Rebate

Debt/Obligation Type:	Rebates
Principal:	572
Interest:	0
Total:	572
Annual Appropriation?:	Yes
Date Incurred:	11/15/2007
FY of Last Payment:	2014

### 2012 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,365,000
Interest:	46,985
Total:	1,411,985
Annual Appropriation?:	Yes
Date Incurred:	11/14/2012
FY of Last Payment:	2019

## Non-Rebates For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

TIF Expenditure Amount:	284,415
Tied To Debt:	2012 G.O. Bonds
Tied To Project:	Industrial Park Strom Sewer Improvement Project

TIF Expenditure Amount:	35,000
Tied To Debt:	Sewer Interfund Loan
Tied To Project:	2009 Laurel Dr & Spruce Dr Paving Improvement Project

## Rebates For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

### 941 100th St

TIF Expenditure Amount:	286
Rebate Paid To:	Midwest Rods & Restoration
Tied To Debt:	Midwest Rod Rebate
Tied To Project:	Midwest Rod Rebate
Projected Final FY of Rebate:	2014

## TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM  
 TIF Taxing District Inc. Number: 58063  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1995

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	64,070	2,821,993	144,865	0	0	3,030,928	0	3,030,928
Taxable	0	33,840	2,821,993	144,865	0	0	3,000,698	0	3,000,698
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,505,923	525,005	525,005	0	0

FY 2014 TIF Revenue Received: 18,832

## TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM  
 TIF Taxing District Inc. Number: 58065  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,534,040	1,873,269	116,059	0	-16,668	10,506,700	0	10,506,700
Taxable	0	4,507,387	1,873,269	116,059	0	-16,668	6,480,047	0	6,480,047
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,302,459	6,480,047	6,480,047	0	0

FY 2014 TIF Revenue Received: 232,270



♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM  
 TIF Taxing District Inc. Number: 58067  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	521,544	0	0	0	0	0	521,544	0	521,544
Taxable	312,578	0	0	0	0	0	312,578	0	312,578
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	115,004	312,578	312,578	0	0

FY 2014 TIF Revenue Received: 8,179

### TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM  
 TIF Taxing District Inc. Number: 58075  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	304,010	1,537,922	1,854,482	0	0	3,696,414	0	3,696,414
Taxable	0	160,567	1,537,922	1,854,482	0	0	3,552,971	0	3,552,971
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,751,360	1,945,054	1,945,054	0	0

FY 2014 TIF Revenue Received: 69,713

## TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM  
 TIF Taxing District Inc. Number: 58077  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,983	0	0	0	0	0	10,983	0	10,983
Taxable	6,582	0	0	0	0	0	6,582	0	6,582
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,970	4,013	4,013	0	0

FY 2014 TIF Revenue Received: 105